

034.0

0004

0018.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
478,500 / 478,500  
478,500 / 478,500  
478,500 / 478,500

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
52		SILK ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BICKAR LAURA L &	
Owner 2: MELGAR ERWIN S	
Owner 3:	
Street 1: 52 SILK STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: MINER LISA/FIGUEROA SANDRA -	
Owner 2: -	
Street 1: 455 CRESSIDA CIRCLE	
Twn/City: SPRING HILL	

St/Prov: FL	Cntry
Postal: 34609	Type:

NARRATIVE DESCRIPTION	
This parcel contains .069 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1947, having primarily Vinyl Exterior and 990 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

Topo	1	Level
Street		
Gas:		

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Unit Type	Land Type
LT Factor	Base Value
Unit Price	Adj

Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes	
101	One Family	3015	Sq. Ft.	Site	0	64.	1.69	3							326,689		326,700

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	3015.000	151,800		326,700	478,500		23888
							GIS Ref
							GIS Ref
							Insp Date
							11/06/18



## USER DEFINED

Prior Id # 1: 23888
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
LAST REV
Date Time
12/29/21 22:06:56
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	151,800	0	3,015.	326,700	478,500		Year end	12/23/2021
2021	101	FV	151,800	0	3,015.	326,700	478,500		Year End Roll	12/10/2020
2020	101	FV	151,900	0	3,015.	326,700	478,600	478,600	Year End Roll	12/18/2019
2019	101	FV	117,100	0	3,015.	296,100	413,200	413,200	Year End Roll	1/3/2019
2018	101	FV	117,100	0	3,015.	280,700	397,800	397,800	Year End Roll	12/20/2017
2017	101	FV	117,100	0	3,015.	245,000	362,100	362,100	Year End Roll	1/3/2017
2016	101	FV	117,100	0	3,015.	209,300	326,400	326,400	Year End	1/4/2016
2015	101	FV	93,500	0	3,015.	194,000	287,500	287,500	Year End Roll	12/11/2014

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MINER LISA/FIGU	65662-545		7/1/2015		399,900	No	No		
HILSMAN MARY J	32959-10		5/30/2001		237,000	No	No		
DEANGELO KIM K	29515-88		12/14/1998		153,900	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/6/2018	1101	Wood Dec	9,250	C				REBUILD DECK

## ACTIVITY INFORMATION

Date	Result	By	Name
11/6/2018	MEAS&NOTICE	HS	Hanne S
4/28/2016	Sales Review	PT	Paul T
4/16/2009	Measured	197	PATRIOT
8/15/2001	MLS	MM	Mary M
3/17/2000	Inspected	276	PATRIOT
2/24/2000	Measured	263	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 23 - Row House	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good	COMMON WALL.															
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:	A Bath:	Rating:																
Roof Struct: 2 - Hip	Roof Cover: 1 - Asphalt Shgl	Color: WHITE		3/4 Bath:	Rating:																
View / Desir:				A 3QBth:	Rating:																
				1/2 Bath:	Rating:																
				A HBth:	Rating:																
				OthrFix:	Rating:																
				<b>OTHER FEATURES</b>																	
Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units 1															
A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O																
Frl:	Rating:			Other																	
WSFlue:	Rating:			Upper																	
				Lvl 2																	
				Lvl 1																	
				Lower																	
				Totals	RMs: 5	BRs: 2	Baths: 1	HB													
<b>GENERAL INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>									
Grade: C - Average	Year Blt: 1947	Eff Yr Blt:		Location:				Exterior:	No Unit	RMS	BRs	FL									
Alt LUC:		Alt %:		Total Units:				Interior:	1	5	2										
Jurisdct:		Fact: .		Floor:				Additions:													
Const Mod:				% Own:				Kitchen:													
Lump Sum Adj:				Name:				Baths:													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				Plumbing:													
Avg Ht/FL: STD	Prim Int Wal 1 - Drywall	Sec Int Wall:	%	Phys Cond: GD - Good	18. %	Functional:	%	Electric:													
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors:	%	Economic:	%	Special:	%	Heating:													
Bsmnt Flr: 6 - Ceramic Tile	Subfloor:	Bsmnt Gar:		Override:	%	Total:	18.6 %	General:													
<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				Totals	1	5	2										
Basic \$ / SQ: 100.00	Size Adj.: 1.35000002	Const Adj.: 0.96246433	Adj \$ / SQ: 129.933	Rate	Parcel ID	Typ	Date	Sale Price													
Other Features: 60500	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ:	AvRate:	Ind.Val															
LUC Factor: 1.00	Adj Total: 186517	Depreciation: 34692	Deprecated Total: 151825	Juris. Factor:		Before Depr:	129.93														
Special Features: 0				Special Features: 0		Val/Su Net:	116.41														
Final Total: 151800				Final Total: 151800		Val/Su SzAd	191.67														
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:	Net Sketched Area:	1,304	Total:	126,017	<b>IMAGE</b>								
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 034.0-0004-0018.0								Size Ad	792	Gross Area	1304	FinArea	990				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
2	Frame Shed	D	Y	1	6X10	A	AV	1985	0.00	T	27.2	101									
More: N	Total Yard Items:							Total Special Features:							Total:						